

**East Bellevue Community Council**  
Summary Minutes of Regular Meeting

August 6, 2002  
6:30 PM

Lake Hills Community Clubhouse  
Bellevue, Washington

PRESENT: Chair Bell, Councilmembers Halgren, Keeffe, and Wiechmann  
ABSENT: Councilmember Seal

STAFF: Ann Rennick, Associate Planner  
Julia Kruger, Senior Planner  
Ellen Miller-Wolf, Economic Development Project Manager

**1. CALL TO ORDER**

The meeting of the East Bellevue Community Council was called to order at 6:30 PM with Chair Bell presiding.

**2. ROLL CALL**

Upon roll call by the Deputy City Clerk, all Councilmembers were present with the exception of Mr. Seal. The flag salute was led by Chair Bell.

**3. COMMUNICATIONS – WRITTEN AND ORAL**

Mr. James Eder, 15422 SE 7<sup>th</sup> Place, spoke on the establishment of a new shopping center classification and requested the Community Council's endorsement.

Mr. Scott Leonard, 15505 SE 10<sup>th</sup> Street, spoke regarding the siting of wireless cell towers indicating his support for continued regulation of cellular communication towers.

**4. APPROVAL OF AGENDA**

Mr. Halgren moved approval of the August 6, 2002 agenda. Mr. Keeffe seconded the motion.

Mr. Keeffe requested the addition of 10(a), July 5, 2002 letter to City Manager; 11(a), Specialty Grocers at Lake Hills and Newport Malls.

Chair Bell noted that item 8(a), Johnson Short Plat Application, had been withdrawn . He suggested that item 8(d) be moved ahead of item 8(c).

Mr. Keeffe requested an additional amendment, adding Item 10(b), July 9, 2002 letter to the City Council regarding shopping center vitality.

Motion to approve the August 6, 2002 agenda as modified carried 4-0.

5. **PUBLIC HEARINGS:** None.
6. **RESOLUTIONS:** None.
7. **REPORTS OF CITY COUNCIL, BOARDS AND COMMISSIONS:** None.
8. **DEPARTMENT REPORTS**

- (a) Johnson Short Plat Application (Withdrawn)
- (b) Design Review Application for Kensington Square

Julia Kruger, Department of Planning and Community Development, provided the staff overview. She explained that the design review application is for a six-unit residential development and falls under the Process II administrative decision. The property is located within the East Bellevue Community Council's jurisdictional boundaries.

The proposal is to construct a 4-unit townhouse building and 2 detached single family buildings on a .4 acre site located in a Transition Area.

In response to Mr. Keeffe, Ms. Kruger described the existing slope and discussed ingress/egress to the property. Access to the development will be from NE 8<sup>th</sup>.

Ms. Kruger continued her review of the proposed design layout.

In response to Chair Bell, Ms. Kruger stated there is a small wetland section of about 400 square feet and an even smaller wetland of approximately 200 square feet on the site. Because together these wetlands total less than 7200 square feet and are not related to any stream, they are not protected. The majority of the site has slopes under 15%. The areas along the west boundary lines containing steeper slopes will be structurally retained with an 8 foot retaining wall.

- (d) Shopping Center Studies

Chair Bell provided a brief review of the Community Council's recommendation to the City Council regarding shopping center vitality and suggesting the redefinition of Neighborhood Business zoning. He reported the Mayor's response indicating the City's interest in pursuing zoning changes in lieu of concomitant agreements. The Mayor invited Community Council's active participation in these discussions.

Ellen Miller-Wolf, Department of Planning and Community Development, provided the status of the Kelsey Creek Shopping Center. She stated the City was currently taking steps in response to Mr. Franklin's interest in revitalization of his shopping center. Mr. Franklin has asked the City what can be done under the current zoning with the Kmart building. The requested Code Interpretations will be available next week.

Ms. Miller-Wolf stated the City's anticipation of a forthcoming building permit application for Mr. Franklin's site.

Chair Bell reiterated the Community Council's suggestion for the redefinition of Neighborhood Business, eliminating the need for individual concomitant agreements. In response, Ms. Miller-Wolfe explained the rationale behind the concomitant agreement, and its use to ratchet down CB and customize zoning to a particular site. She stated there is another discussion as to whether an all encompassing zoning definition can be achieved that can displace the need for concomitant agreements.

Chair Bell recognized questions from the audience.

Mr. Eder questioned the practices of other jurisdictions.

In response to Ms. Faye Williamson, Chair Bell summarized the Community Council's letter to City Council regarding vitality of shopping centers. He explained that the Community Council agrees with the CAC recommended goals to bring stakeholders (residents, shopping centers, City and East Bellevue Community Council) to the table to develop a vision for Lake Hills Shopping Center and Kelsey Creek Shopping Center properties; to re-examine commercial-related zoning to ensure that shopping centers in these zones have the latitude to develop an attractive, community-serving, and profitable mix of uses; and to encourage commercial development that is pedestrian-oriented and attractive from the street and sidewalk. Chair Bell explained that this approach focuses on a revision of the Neighborhood Business designation to fit the current needs of the community and affords latitude for the owner/developers to provide a profitable mix of uses.

Mr. Scott Leonard stated his support for the day-lighting of Kelsey Creek at the Kmart Plaza.

(c) Capital Improvement Plan Survey Results

Chair Bell noted Mr. Eric Miller's written report in the Desk Packet. He stated four of the fifteen listed priorities reside within the East Bellevue Community Council area. They are located at:

- 156<sup>th</sup> Avenue SE - Lake Hills Boulevard to SE 24<sup>th</sup> Street
- 145<sup>th</sup> Place SE - SE 8<sup>th</sup> Street to SE 24<sup>th</sup> Street and SE 22<sup>nd</sup> Street - 145<sup>th</sup> Place to 156<sup>th</sup> Avenue SE
- 148<sup>th</sup> Avenue SE/Lake Hills Boulevard
- 156<sup>th</sup> Avenue SE - NE 8<sup>th</sup> to Lake Hills Boulevard

(e) Quarterly Home Occupation Report

Chair Bell next pointed out the written Home Occupation Report published in the Council's packet. There was no discussion.

9. **COMMITTEE REPORTS** None.

10. **UNFINISHED BUSINESS**

(a) Letter to City Manager

Mr. Keeffe noted there has been no response to the Community Council's request to the City Manager regarding 2003/2004 budgetary funds for the creation of an annual Community Council newsletter, nor has he responded to the Council's request to be advised of who is responsible for enforcement of the Bellevue Utilities Codes. Mr. Keeffe noted that the original requests were dated June 18, 2002 with a follow up request for response dated July 5, 2002. There was Council consensus to send a third request for response on the above two issues.

(b) Letter Regarding Shopping Centers

Topic taken up under Department Reports during discussion of the shopping center studies.

11. **NEW BUSINESS**

(a) Specialty Grocers at Lake Hills and Newport Way Mall

Mr. Keeffe noted the opening of specialty grocery stores at the Lake Hills Shopping Center and the Newport Hills Mall. He stated his pleasure regarding the location of one of the new stores at Lake Hills.

(b) Charter City Movement

Mr. Keeffe reported on the Bellevue Park Boards involvement in opposing the proposed charter city initiative. He commented on a recent letter to the editor published in a local newspaper in which current and past Park Board Commissioners stated their opposition to the charter city movement. Mr. Keeffe questioned the appropriateness of the Commission using their affiliation with the City in their vocal opposition. He requested a reading from the City Attorney's Office as to precisely what the City, its employees, and its appointees are allowed with respect to referenda and initiatives. There was Council consensus to address the above concern to Mr. Andrews, specifically addressing the actions taken by the Bellevue Parks Board.

12. **COMMITTEE REPORTS**

Chair Bell reported on a conversation with Mr. Nat Franklin, stating that Mr. Franklin is proceeding with exploring uses for the existing Kmart building footprint. He indicated the possibility of Mr. Franklin attending the Council's September meeting.

13. **EXECUTIVE SESSION** None.

**14. APPROVAL OF MINUTES**

(a) July 2, 2002 East Bellevue Community Council Summary Minutes

Mr. Keeffe moved approval of the July 2, 2002 East Bellevue Community Council summary minutes. Mr. Bell seconded the motion which carried 4-0.

**15. ADJOURNMENT**

Mr. Keeffe moved adjournment. Mr. Bell seconded the motion which carried 4-0. The meeting of August 6, 2002 adjourned at 7:37 PM.

Submitted by:

Michelle Murphy, CMC  
Deputy City Clerk